

November 16, 2017

Mr. Frank Gardner
Brownfields Coordinator
United States Environment Protection Agency
Region 1 – Mailcode OSRR07-3
5 Post Office Square, Suite 100
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Connecticut Metropolitan Council of Governments is applying to the United States Environmental Protection Agency for a \$200,000 Community-Wide Hazardous Materials Brownfields Assessment Grant. MetroCOG has had a successful history with EPA in implementing Brownfields Assessment funding. While MetroCOG currently operates a 2015 EPA Brownfields Assessment Grant, funding is being committed at a fast pace. A new Assessment grant will continue our momentum in aiding our member municipalities with assessment activities which will ultimately lead to cleanup and redevelopment projects throughout the Greater Bridgeport Region. Listed below is the information requested:

- A. Applicant Identification:** Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604
- B. Funding Requested:**
- i. Grant Type:* Assessment
 - ii. Type:* Community-Wide
 - iii. Federal Funds Requested:* \$200,000
 - iv. Contamination:* Hazardous Substances (\$200,000)
- C. Location:** Greater Bridgeport Region
(Target Area - City of Bridgeport, Town of Stratford)
- D. Site Specific Proposals:** Not Applicable.

E. Contacts:

Project Director:

Patrick Carleton
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604
203-366-5405
pcarleton@ctmetro.org

Chief Executive/Highest Ranking Elected Official:

Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604
203-366-5405
mfulda@ctmetro.org

F. Population:

Greater Bridgeport Region: 320,000
Targeted Area (City of Bridgeport, Town of Stratford):
Bridgeport: 144,229
Stratford: 51,384
Total: 195,613 (54,757 within TIA Neighborhoods)

G. Regional Priorities/Other Factors Checklist: Please See Attached.

H. Letter from State/Tribal Environmental Authority: Please See Attached.

The Connecticut Metropolitan Council of Governments and our six-member communities of Bridgeport, Stratford, Trumbull, Fairfield, Monroe and Easton are all in full support of this application and initiative.

On behalf of the Connecticut Metropolitan Council of Governments, I would like to thank you in advance for your full consideration of this request. Should you have any questions or require any additional information please contact me at 203-366-5405.

Sincerely,



Matt Fulda
Executive Director

COVER LETTER ATTACHMENTS

Regional Priorities Form

Other Factors Checklist

Letter from State or Tribal Environmental Authority

ATTACHMENT 1

Regional Priorities Form & Other Factors Checklist

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

ASSISTANCE TO COMMUNITIES THAT HAVE LIMITED IN-HOUSE CAPACITY TO
MANAGE BROWNFIELDS PROJECTS; COORDINATED PUBLIC FUNDING FOR BROWNFIELDS
Page Number(s): PAGE 15 (FINAL PARAGRAPH); PAGE 9 (LEVERAGE)

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	<u>Pg. 6</u>
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	<u>Pg. 9</u>
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT 2

Letter from State or Tribal Environmental Authority



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

October 25, 2017

Mr. Patrick Carleton
Metropolitan Council of Government
1000 Lafayette Blvd., Suite 925
Bridgeport, CT 06604

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 18

Dear Mr. Carleton:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Metropolitan Council of Governments intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2018. The Metropolitan Council of Governments plans to use the grant funding to conduct assessment activities at various properties contaminated with hazardous substances in the communities served by your organization.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at

http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,

A handwritten signature in blue ink that reads "Mark R. Lewis".

Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

1. COMMUNITY NEED

a. Target Area & Brownfields

i. Community & Target Area Descriptions

Located in Southwestern Connecticut and bordering Long Island Sound, the Greater Bridgeport Region is complex and diverse. Covering 146 square miles and comprised of approximately 320,000 residents, the Greater Bridgeport Region is one of the most densely populated regions in Connecticut and New England. The City of Bridgeport, and the neighboring Town of Stratford are the two most urbanized and distressed communities of the Region's six-municipalities. These two communities are the focus of MetroCOG's Brownfields program. 2018 Community-Wide Assessment funding will support the transformation of Bridgeport and Stratford by assessing and revitalizing brownfields properties along key transportation corridors.

The City of Bridgeport and the Town of Stratford were once home to some of the nation's largest manufacturers such as Raymark Industries, Remington Arms, the Bridgeport Brass Company and General Electric. Many neighborhoods developed around these facilities, as they employed a significant portion of community residents. Today, the decline of industry in Bridgeport and Stratford has left these once thriving neighborhoods with limited employment opportunities, large tracts of vacant, contaminated land, polluted waterways and acres of ruined former factory complexes.

Metro North's New Haven rail line, several bus routes and Interstate 95 run through many of these neighborhoods and provides vital links to employment and services. Thus, our Targeted Investment Area (TIA) will be economically distressed neighborhoods in Bridgeport and Stratford. These economically distressed neighborhoods have access to a robust transportation infrastructure but environmental contamination from past industrial uses has obstructed development and has severely limited investment.

ii. Demographic Information & Indicators of Need

The majority of the Region's most problematic brownfield sites are in East and West Bridgeport and the South and West sides of Stratford. These neighborhoods are some of the most economically disadvantaged neighborhoods in both the Region and in Connecticut, and will be the specific TIA for this program. The East Side and East End neighborhoods are made up of Census Tracts 737, 738, 739, 740, 743 and 744. The West Side and West End include census tracts 703, 705, 706, 709, 711, 712 and 713. Cumulatively, the census tracts of these two neighborhoods have a population of 42,366 residents, 93% of whom are minority. The median household income for these tracts is \$25,835 and the poverty rate of 38% is indicative of the area's 23% unemployment rate. In Stratford, the most problematic neighborhoods for brownfields are located within census tracts 802, 804 and 807. Home to 12,391 residents, 55% of whom are minority, unemployment and poverty rates are significantly higher than Stratford overall. A portion of the TIA is located within the one-mile radius around Stratford's Metro North train station, the site of a new Transit Oriented Development (TOD) district. Mostly encompassed by census tract 807, the population of this area is made up of a high proportion of residents aged 62 and over (35% of residents). The table below illustrates important demographic data about the TIA.

	Bridgeport TIA*	Stratford TIA**	Bridgeport	Stratford	Connecticut	National
Population:	42,366	12,391	147,340	52,316	3,593,222	316,127,513
Unemployment***:	23.31%	13.6%	16.0%	8.2%	8.8%	8.3%
Poverty Rate***:	38.37%	16.62%	22.9%	7.9%	10.5%	15.5%
% Minority***†:	93.48%	55.14%	78.8%	34.5%	30.8%	37.8%
Median HH Income***:	\$25,835	\$49,427	\$41,801	\$66,886	\$70,331	\$53,889
*Bridgeport East Side/East End & West Side/West End census tract average. **Stratford TIA comprised of tracts 802, 804 & 807. ***Average of all census tracts in TIA. †All races with exception of non-Hispanic white-alone population.						

iii. Description of the Brownfields

Representing the past industrial heritage of Bridgeport and Stratford, over 800 acres of vacant and underutilized land is located within the TIA. MetroCOG's GIS (Geographic Information Systems) Department found that approximately 30% of Bridgeport's 400 brownfields are in the East End and East Side neighborhoods. These sites range in size from one-quarter acre to over 40 acres. High profile brownfields include the former Remington Arms site on Barnum Avenue. Other sites include the locally notorious Chrome-Pacelli-Trashmore properties on Central Avenue and Trowel Street, the former AGI Rubber Plant on Stratford Avenue and 1535 & 1565 Railroad Avenue, which were the sites of numerous industrial uses since the late 1800s.

Although less urbanized and historically less dependent on industrial uses, Stratford still has over 80 properties on the State of Connecticut's Department of Energy & Environmental Protection's (CT DEEP) preliminary list of contaminated properties. Sites range in size from one-quarter acre to 19 acres. Some of the Town's most problematic brownfields are Wade's Garage, located at 2370 Stratford Avenue and Ross & Roberts, located at 1297 West Broad Street. In addition to the properties listed with CTDEEP, the Town is also home to the Raymark Industries Inc. Facility Superfund site, which is listed on the EPA's National Priorities List.

Brownfields in both communities are located in residential neighborhoods and are adjacent to schools, parks, community centers and other recreational facilities. Many sites are situated directly on important waterways, tidal flats and wetlands; such as the Long Island Sound, Pequonnock River, Yellow Mill Channel, Johnson's Creek and Housatonic River. The water quality of approximately 80% of the Pequonnock does not meet minimum standards for recreation, aquatic life and wildlife habitat (Pequonnock River Watershed Based Plan, 2011). This river runs through East Bridgeport and empties into Long Island Sound. Forming the eastern border of Stratford, the Housatonic River has also been impacted. According to the Lower Housatonic and Lower Naugatuck Rivers Assessment Report, "there are indicators that water quality may be poor..." and noted that manufacturing waste fill from nearby contaminated sites were disposed of as fill in properties along the Housatonic.

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts

The TIA is home to a majority of the Region's heavy industrial uses, many of which are near residential areas. While some businesses are vibrant enterprises, many have ceased operations,

which has led to a considerable amount of vacant and abandoned land. These unused and potentially contaminated sites are the source of major blight, crime and housing issues that plague the TIA. The extreme urban decay that defines these areas has also swayed potential investors from redeveloping vacant properties. Limited economic development and little investment in these neighborhoods has severely impacted the welfare of both Bridgeport and Stratford residents. The City of Bridgeport experiences significantly higher rates of crime than state and national levels. According to the FBI's Uniform Crime Reports, 1,115 incidents of violent crime (homicide, rape, robberies and aggravated assault) occurred in Bridgeport in 2016. In addition, the 3,258 property crimes (burglary, larceny, motor vehicle theft and arson) that occurred is the third highest of Connecticut's 169 municipalities. Stratford has the 18th highest number of violent crimes and 15th highest rate of property crimes of municipalities in the state. Brownfield sites in Stratford and Bridgeport, particularly those with standing structures, experience frequent break-ins by persons utilizing them as drug dens or looking for anything to re-sell: copper piping, abandoned machinery, salvageable furniture, etc. The cumulative impact of these factors has caused a decline in the quality of life for residents, businesses and other stakeholders throughout the TIA.

Due to the presence of contamination, redevelopment opportunities for the TIA's hundreds of acres of vacant land are severely limited. Often, residential redevelopment of a brownfield is either disallowed or extremely cost prohibitive. This vast amount of land unable to be redeveloped for residential uses has contributed to a lack of affordable housing in both communities, another disproportionate impact on the welfare of residents. The Bridgeport-Stamford-Norwalk MSA is one of the most expensive housing markets in the United States. Increased rents in lower Fairfield County has created a higher demand for housing in Bridgeport, which has driven housing costs up. The United States Department of Housing & Urban Development defines a cost burdened household as spending 30% of monthly gross income on housing costs. In Bridgeport, a large portion of renters and homeowners are cost burdened. According to the City of Bridgeport's 2017-2022 Strategic Plan, Bridgeport residents have a 29% severe cost burden rate, higher than the Fairfield County average of 20%. Housing cost burden is more prevalent in TIA neighborhoods, such as the East End, where 38% of households spend more than 50% of their income on housing.

ii. Cumulative Environmental Issues

The City of Bridgeport and the Town of Stratford are Environmental Justice Communities. Out of 169 communities in Connecticut, Bridgeport is listed as the 7th most distressed community. Most brownfield sites in both of these underserved municipalities are located in our TIAs: lower-income neighborhoods disproportionately burdened by the potential health impacts posed by these sites. Pollution from both brownfield and non-brownfield sources is a significant burden on the residents of Bridgeport and Stratford. Severely congested transportation corridors such as I-95, Route 8/25 and the Merritt Parkway run through both communities. Nearly 300,000 vehicles travel through the TIA daily. Air traffic from Sikorsky Airport (located in Stratford) expose residents to air, land and noise pollutants, another disproportionate burden.

The Bridgeport Harbor Generating Station, one of the three coal-burning power plants remaining in New England, is located in Bridgeport. In addition to the coal-burning power plant, Wheelabrator Bridgeport, the waste incinerator for more than two dozen cities and towns in

southwestern Connecticut, is also in the TIA. The plant processes over 2,250 tons of municipal solid waste, commercial waste and special waste each day.

Strategic development, such as transit oriented development in Bridgeport and Stratford that could mitigate some of the severe traffic congestion along local thoroughfares has been prevented by brownfields in the TIA. Ultimately, both air pollutant reduction efforts and the creation of more walkable and livable communities has been prevented by the size, quantity and location of brownfields sites.

iii. Cumulative Public Health Impacts

Public health research has demonstrated that a wide variety of health outcomes are influenced by social factors such as socioeconomic status, behaviors, social support, stress, discrimination and environmental exposures. Most vulnerable to health disparities are minority populations, sexual and gender minorities, persons with disabilities, immigrants/refugees, and homeless persons. Bridgeport, and to a lesser extent Stratford are home to a large percentage of the Region's and the State's most vulnerable populations.

High rates of disease are one example of the disproportionate burden placed on sensitive populations in the TIA. Compared with other Connecticut communities, residents of Bridgeport, particularly those in the TIA, suffer from higher rates of asthma, cancer, lead poisoning, obesity and other life-threatening diseases. Stratford residents also suffer from higher rates of these diseases when compared to other communities. Considering the TIA's industrial legacy, the prevalence of disease in these neighborhoods paints a frightening portrait of the potential disproportionate impacts brownfields have on sensitive populations in both communities. As cases continue to increase, more residents are concerned with the environmental injustices that continue to plague their communities.

In Bridgeport, the TIA had approximately 4,835 Asthma hospitalizations between 2010 and 2014 (Connecticut Department of Public Health's Combined Asthma ED and Hospitalizations by Census Tract). The Department's "*A Collaborative Approach for Addressing Asthma in Connecticut 2013-2018*" states that asthma deaths from 2005-2009 occurred at a rate of 18 per 100,000 Bridgeport residents. Statewide, the asthma death rate was 8 per 100,000 residents. According to the 2016 *Greater Bridgeport Region Community Health Assessment & Implementation Plan*, 15% of Bridgeport adults have asthma, higher than Connecticut's overall rate of 13%. While the highest rates of asthma are in Connecticut's five largest cities, Stratford has one of the higher rates of asthma outside of those cities, and has the 2nd highest rate of asthma in our Region.

High rates of cancer have also disproportionately affected Bridgeport residents. Between 2003 and 2007, 3,090 cases of invasive cancers were diagnosed, the highest of any municipality in the state. Cancers documented included all non-lymphoma cancers, including cancers of the lung, cervix, colon-rectum, skin, prostate and breast. In Stratford, 1,957 cases of invasive non-lymphoma cancers were diagnosed between 2003 and 2007 (CT DPH data).

The City of Bridgeport ranks second highest statewide in childhood lead poisoning cases. In 2015, 292 Bridgeport children under the age of six were diagnosed with lead poisoning. The age of the city's housing stock may contribute to this health disparity: 86% of occupied housing units were built before 1978 (and the nationwide ban on lead paint in 1978), compared to 74% in Fairfield County and 72% statewide. In Stratford between July 1, 2016 and June 30, 2017,

approximately 22 children had venous blood lead levels greater than 5 micrograms per deciliter (the CDC's reference level). Some elevated levels may have gone unidentified because Stratford's blood lead screening rate for children nine months to two years of age is not 100%. Since 2006, 143 children under the age of six have been identified with blood lead levels that merited Health Department intervention. CT DPH has reported that 12,569 homes, or nearly 90% of Stratford's housing stock was built before 1978.

c. Financial Need

i. Economic Conditions

Connecticut was the last state in the country to enact a budget for fiscal year 2018, going without a budget for 123 days, approximately four months after the July 1st, 2017 deadline. The budget that passed on October 31st significantly reduces municipal aid throughout the region and will have a cascading effect on the local ability to provide essential social services. State or municipal funding to inventory, assess and remediate the TIA's numerous brownfield sites is highly unlikely. The economic impact resulting from the uncertainty over the state's 2018-2019 budget will continue to complicate the ongoing fiscal crisis both locally and statewide. Chief Elected Officials of the Region's municipalities have been informed by local developers and businesses that due to the budget impasse and the economic climate, new development and future investments is in jeopardy. Local uncertainty regarding state funding, combined with stagnant economic development will further exacerbate maintaining an acceptable level of quality for municipal services and will force the state's residents and businesses to shoulder greater economic burdens.

Although Connecticut has never seen a budget impasse as severe as this year, it is a culmination of contractual obligations, debt service and loss of revenue over many years. The state's declining revenues are a direct result of the loss of the robust manufacturing operations that began to deteriorate in the mid-to-late 20th century, especially in Bridgeport and Stratford. The impacts of economic disinvestment in Bridgeport and Stratford, particularly in the TIA have been devastating. The closure of Derecktor Shipyards in 2011 eroded the skeletal remains of Bridgeport's manufacturing base, worsening both the City's employment and tax revenue situations. Derecktor was once one of Bridgeport's major brownfields remediation and reuse successes (noted by the EPA) but the closure and estimated loss of 300 jobs continues the economic distress felt by East End residents. In late 2016, Sikorsky Aircraft announced the closure of their Bridgeport facility and the loss of 180 out of the 400 jobs located at the facility (CT Post, 6/3/2016). Economic disinvestment and disruption has not been limited to Bridgeport. Since 2000, Stratford lost over 6,200 manufacturing jobs, mainly due to the closing of operations at Allied Signal and other manufacturers that supported the local defense and aviation industries. Of the less than 8,800 manufacturing jobs remaining in Stratford, a large proportion is with one company – Sikorsky Aircraft (now owned by Lockheed Martin). The previous owner of Sikorsky, United Technologies Corporation reduced staff by 3% in 2011 and in 2016 Lockheed Martin announced the loss of an additional 350 jobs. Other municipalities in the Region have been impacted by economic disruption. In January of 2016 the General Electric Company, one of the world's most notable and profitable corporations announced that it was closing its Fairfield headquarters and relocating to Boston. The GE headquarters employed 800 people and had been in Fairfield for 42 years. As the top taxpayer, (contributing \$1,890,000 in property taxes in 2015)

the loss of GE will have a substantial ripple effect on both the Fairfield and the Regional economy as real estate and personal property taxes will be drastically impacted.

ii. Economic Effects of Brownfields

Due to the numerous plant closings, severe job losses, disinvestment and economic disruption caused by the disappearance of the industrial sector, Bridgeport has become one of the nation's poorest, distressed and most violent cities, a notorious statistic that has plagued the city for decades. Bridgeport's per capita income is nearly half that of the state, and it has the second lowest per capita income of Connecticut's major cities. The poverty rate of 23% and unemployment rate of 16% are significantly higher than the rest of the state and reflects the lack of local and regional employment opportunities. The census tracts that comprise the TIA face severe social, economic and environmental issues, much of which can be traced back to the deindustrialization that occurred in the 1960s and 1970s. While Stratford does not suffer from the same level of poverty as Bridgeport, the Town exceeds state figures for unemployment (8.2%) and trails in per capita income. Stratford's minority population of nearly 35% also exceeds state and national figures.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

FY 18 EPA Brownfields Assessment funding will continue and expand the momentum of MetroCOG's current comprehensive communitywide Brownfields Assessment and RLF Program. To date we have targeted activities and achieved results in areas that have received a significant amount of local and regional interest and investment, including Stratford's TOD District and the East Bridgeport Development Corridor. If awarded FY18 funding, we will continue to prioritize the assessment of TIA sites in transit supportive locations.

MetroCOG will utilize EPA funding to conduct Environmental Site Assessments, Public Outreach & Education and a GIS Inventory & Mapping project. Throughout the grant period, MetroCOG will continue to host meetings of the Brownfields Working Group (BWG) and Economic Development Technical Advisory Committee (EDTAC), as well as Public Workshops. These meetings and workshops will provide a forum for our municipal partners, private stakeholders and the public to provide feedback as we inventory, prioritize, assess and remediate brownfields. The public will have an opportunity to advise MetroCOG on selection criteria and specific sites of concern. The existing outreach strategies of our community and government partners will also be utilized to allow meaningful input by stakeholders that may be unfamiliar with the planning process, as well as communicate progress to the community. Through this process, and coupled with our GIS Inventory and Mapping Project, we will primarily fund Phase I, Phase II & Phase III Environmental Site Assessments and Remedial Action Plans. MetroCOG will procure a Licensed Environmental Professional (LEP) to perform site investigations, cleanup planning and cost estimation. The LEP will also be responsible for fulfilling requirements, such as Quality Assurance Project Plans (QAPP) and Community Involvement Plans. Please note that LEP is Connecticut's term for a Qualified Environmental Professional.

ii. Redevelopment Strategy

MetroCOG is the host agency for the Greater Bridgeport Valley Metropolitan Planning Organization (GBVMPO). As the federally designated recipient of transportation planning funds, we have expertise in aligning land use plans with the existing transportation infrastructure. Due to the strong connection between regional land use and transportation, investments to improve the sustainability of the transportation system often fosters new development. Projects will be prioritized by how they will leverage transportation assets to create economically vibrant neighborhoods with a mix of uses. Redevelopment efforts will be focused on existing and future transit-oriented areas in the TIA. Stratford's TOD District and the East Bridgeport Development Corridor (the site of the future Barnum Train Station) can realize equitable, sustainable development through the Region's robust transit infrastructure and by continuing to assess and remediate brownfield sites.

In addition to areas with existing transportation and transit infrastructure, redevelopment will be promoted in areas with sanitary and storm sewers, water service, telecommunications and other public services. Adaptive reuse and infill development of the Region's urban centers will support the preservation of open space and natural resources. To achieve our redevelopment goals, we will utilize well-established partnerships with Bridgeport's Office of Planning and Economic and Development (OPED) and Stratford's Department of Economic Development and Planning & Zoning Administration. The Brownfields Working Group (BWG) will ensure projects have the highest potential to transform TIA neighborhoods from blighted areas into thriving communities.

iii. Timing and Implementation

After finalizing the EPA Cooperative Agreement, the MetroCOG Program Manager will begin implementation of key program activities. We will procure an LEP through an open, competitive and transparent Request for Qualifications (RFQ) process. Activities include preparing and advertising the RFQ, evaluation and interviews and developing a short list of firms for bids on future projects. Beginning in the 1st Quarter, and continuing throughout the grant period, MetroCOG will solicit potential projects. Current and prospective property owners who are interested in site assessment funding will be required to complete an application that includes detailed information about the site and the proposed redevelopment. Upon submittal of applications, MetroCOG's Program Manager will review the applications for conformity and convene a BWG meeting (open to the public) to discuss applications, prioritize funding and select sites that align with revitalization goals. MetroCOG's Program Manager will provide all requested information to the EPA Project Officer for Site Eligibility Determination. If, and when, site eligibility is approved, MetroCOG will work with our selected LEP and the property owner to prepare a Site Access Agreement to allow for assessment activities. MetroCOG staff will provide updates at quarterly BWG meetings.

Concurrently, community education and outreach activities will commence as well. In the past MetroCOG has developed and distributed a Community Brochure that explains our Brownfields program. The brochure was recently updated, and we will continue working with our community partners in identifying new methods of disseminating program information, including social media. We will work with a Web Designer to develop an interactive website integrated with the MetroCOG website. We will continue face to face engagement as well. We currently partner with Stratford's Department of Public Health for a Health Program Associate to canvas

neighborhoods where brownfields and potential brownfields are located. Both technical and non-technical engagement will keep residents and businesses informed of assessment, remediation and redevelopment activities.

MetroCOG's GIS Department will continue to build the capacity of our Brownfields GIS and Economic Development Site Selector. Leveraging the existing GIS infrastructure (funded through several State of Connecticut grants), we will expand the amount of environmental documentation publicly available via our GIS web-viewer and integrated document management system.

Most of our time and resources will be allocated to Environmental Site Assessments and Cleanup Planning. Staff responsibilities include overseeing LEPs, scheduling and attending project meetings, securing site access and coordinating comprehensive site assessment activities with stakeholders.

b. Task Descriptions & Budget Table

i. Task Descriptions

1. ***Cooperative Agreement Oversight:*** MetroCOG's Deputy Director will serve as Program Manager of the Cooperative Agreement. Project management will consist of convening and coordinating the BWG, developing and issuing RFQs/RFPs, overseeing site access agreements, LEP activity and site assessment work, supervision of our Brownfields GIS, Inventory & Documentation Repository (Task 3), completing all required program and financial reporting, ACRES reporting and other management services to complete most of Tasks 2, 3 and 4 (\$20,000 total for 36-month grant period). Travel costs are included for mandatory EPA grantee meetings and brownfields conferences for up to two MetroCOG staff (estimated airfare, hotel, and per diem costs included), and general office supplies (handout materials, phone calls, and contract preparation). Brownfields Working Group (BWG) meetings will be held quarterly, thus a total of twelve meetings are anticipated through the grant period.

2. ***Community Outreach, Engagement and Education:*** Funding will be utilized for in-house coordination of outreach activities and implementation of public education activities. Activities include staffing workshops with partner organizations, coordinating the dissemination of public information, the creation, reproduction, distribution and Spanish translation of an informational brochure and developing program status reports and press releases.

3. ***Brownfields GIS, Inventory and Documentation Repository:*** MetroCOG will continue to expand the functionality of our web-based GIS System with the Latitude Geographics Geocortex tool suite. The GIS Staff will assist in developing Geocortex workflows, as well as testing and acceptance of tools. MetroCOG will utilize web-based GIS and document management tools for a LEP to conduct Existing Site Reviews for Bridgeport and a Regional Database Review for Stratford, Fairfield, Trumbull, Monroe and Easton. The Regional Database Review will provide a LEP review/evaluation of existing scanned documents.

4. ***Environmental Site Assessments (ESAs):*** The primary goal of our Brownfields Program is to conduct ESAs and Remedial Planning on priority sites in the TIA. We anticipate conducting approximately 3 Phase I ESAs, (3 total x \$3,500/each), 3 Phase II ESAs (3 total x \$25,000/each) and 2 Phase III ESAs (2 total @ \$29,000).

ii. Budget Table

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach, Engagement & Education	Task 3: Brownfields GIS Inventory & Documentation Repository	Task 4: Environmental Site Assessments	Total:
Personnel*	\$9,000	\$2,000	\$5,000	\$4,000	\$20,000
Fringe Benefits**	\$3,150	\$700	\$1,750	\$1,400	\$7,000
Travel***	\$2,000	\$250.00	\$0	\$0	\$2,250
Equipment†	\$0	\$0	\$0	\$0	\$0
Supplies†	\$500	\$500	\$500	\$500	\$2,000
Contractual	\$0	\$0	\$25,000	\$143,750	\$168,750
Total:	\$14,650	\$3,450	\$32,250	\$149,650	\$200,000
*Task 1: Deputy Director 1–1.5 hrs/week @ \$45/hr x 156 weeks; Task 2: Deputy Director .5 hr/week @ \$45/hour x 96 weeks; Task 3: GIS Specialist 1 hr/week @ \$40/hr x 125 weeks (anticipated project timing); Task 4: Deputy Director .5-1 hr/week @ \$45/hr x 156 weeks. **Fringe benefits are calculated by multiplying total staff time by .375. ***Travel to brownfields-related training conferences is an acceptable use of these grants funds. †EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year.					

c. **Ability to Leverage**

MetroCOG will continue our strong partnerships with municipalities and community stakeholders to identify other federal, state and local funds for future assessment, remediation and redevelopment activities. Aside from our RLF, we will utilize local sources of leverage that include HUD CDBG funds, municipal bonds, and private sector assistance, ranging from tens of thousands to millions of dollars. In addition, Connecticut's Department of Economic and Community Development's (DECD) Office of Brownfields Remediation and Redevelopment offers a range of funding programs which Stratford is currently utilizing for two sites. MetroCOG is also responsible for administering federal and state transportation improvement funds, including the state's Local Transportation Capital Improvement Program (LOTICIP). We will prioritize assessments in areas that receive LOTICIP funds, which include Downtown Bridgeport and Stratford's TOD District. Specifically, for this project, leveraged resources will be borne from ongoing projects and programs within the Targeted Investment Area. These include:

Source	Purpose/Role	Amount (\$)	Status
2014 EPA Revolving Loan Fund (RLF)	Loans/Sub-Grants to qualified applicants for remediation.	\$900,000	Secured.
Connecticut LOTICIP Funds	Various Projects in Bridgeport and Stratford, including the TIA.	\$5,000,000	Programmed.
Connecticut DECD Remediation & Redevelopment Program	Funds to demolish & remediate 10.5-acre Contract Plating, in Stratford's TOD District.	\$2,850,000	Secured.

	Funds to remediate 3.6-acre Center School in Stratford's TOD District.	\$1,205,000	Secured.
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3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

MetroCOG maintains strong partnerships with member municipalities, community organizations and local institutions to engage residents, businesses and community stakeholders throughout the Region. We are fortunate to have several existing relationships with organizations who have direct and indirect connections to brownfields inventorying, assessment and remediation, including public and environmental health coalitions, transportation planning partnerships and neighborhood revitalization efforts. Where these initiatives align, MetroCOG is experienced in coordinating and integrating brownfields program activities with these existing efforts. MetroCOG has established public engagement and outreach mechanisms to complement the active assistance provided by our community partners and member municipalities.

ii. Communicating Progress

MetroCOG has built a solid framework to inform community members and stakeholders of program activities and progress. This carefully coordinated strategy is enhanced by utilizing the resources of government and community partners. Updates, educational materials and other information will be posted on MetroCOG's website and in the Regional Newsletter. Printed materials will be produced in English and Spanish, the two most commonly spoken languages in the Region. Environmental reports and documentation produced with EPA funds will be available to municipalities and stakeholders through the Brownfields GIS and Economic Development Site Selector. Public workshops and public meetings of the Brownfields Working Group will be held to provide updates and solicit feedback.

MetroCOG will continue to utilize partnerships with community organizations that have the strongest reach with local stakeholders most impacted by brownfields redevelopment. These organizations have supported our brownfields program by updating their constituents (residents, business owners, developers and interest groups such as environmental advocates) of program activity through their email lists, newsletters and websites.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The CT DEEP has provided MetroCOG with technical assistance and guidance in assessment efforts to ensure compliance and was critical in the development of the Brownfields GIS and Economic Development Site Selector. MetroCOG will continue to formally notify CT DEEP before beginning any assessment activities and will actively seek their input on regulations, procedures and processes. CT DEEP's guidance on guarding against risks from potential imminent hazards identified through the clean-up planning process, liability protections offered as part of their Brownfields program, CERCLA and participation in the state's Voluntary Remediation Program will also be utilized by MetroCOG. The DEEP Commissioner will formally review and approve (in writing) the investigation of targeted parcels under the

provisions of the 133x program, making sure that remediation work is conducted in accordance with the CT Remediation Standard Regulation.

ii. Other Government Partnerships

As the recipient of federal transportation planning funds, MetroCOG has necessitated strong relationships with the six municipalities of Greater Bridgeport, and several state and federal agencies. The City of Bridgeport's OPED plays a critical role in monitoring contaminated or potentially contaminated sites. In Stratford, the Office of Economic Development and Conservation Administrator serves in a similar capacity. MetroCOG has also built strong relationships with the Health & Social Services Departments of both municipalities and will continue to partner on community outreach initiatives targeted to sensitive populations in the TIA. These departments will also lend their expertise in health and safety monitoring.

MetroCOG will utilize our relationships with the Connecticut Department of Transportation (CTDOT), the Office of Policy & Management (OPM) and the Department of Economic & Community Development (DECD) to access additional sources of funding for assessment, cleanup, redevelopment and infrastructure opportunities, particularly as they related to transit and/or mixed-use development. These agencies are fully aware of our progress in site investigation and remediation and its connection to transit oriented development. MetroCOG will continue our partnership with all other relevant local, state and federal agencies to ensure brownfields redevelopment is completed in a comprehensive manner.

c. **Partnerships with Community Organizations**

i. Community Organization Descriptions and Roles: *All community partners will participate in quarterly meetings of the Brownfields Working Group (BWG).*

Bridgeport Economic Development Corporation: BEDCO is a 501(c)(3) non-profit with the mission of increasing economic opportunity for the low-income population of Bridgeport and the Region. BEDCO will promote the brownfields program to municipalities and private investors.

Capital for Change: C4C is a certified Community Development Financial Institution that facilitates the flow of capital and financial expertise into housing and economic development projects that benefit low and moderate-income people and small businesses in Connecticut. C4C serves as MetroCOG's RLF Fund Manager and will assist with connecting assessment projects to remediation and redevelopment loans.

Connecticut Fund for the Environment/Save the Sound: The CFE/Save the Sound program's mission is to protect and improve the land, air, and water of Connecticut and Long Island Sound. CFE's Green Projects program will assist MetroCOG with identifying opportunities for green infrastructure and youth education.

Groundwork Bridgeport: Groundwork is a community based 501(c)(3) non-profit with a mission to bring about the sustained regeneration, improvement, and management of the physical environment by empowering people, businesses, and organizations to promote environmental, economic, and social well-being. Groundwork will assist with community education and outreach.

The Nature Conservancy: TNC is the world's largest conservation organization principally focused on both people and nature. In Bridgeport, TNC is working with local officials and community leaders to make the City and surrounding communities healthier and more

sustainable places to live. The Conservancy is devoted to revitalizing and strengthening Bridgeport through innovation in community engagement and resiliency. TNC will provide expertise on sustainable cleanup/reuse strategies and assist with outreach.

- ii. Letters of Commitment: *Please see the attached 5 letters from our partners.*

d. Partnerships with Workforce Development Programs

The WorkPlace, Inc. is the region's leading job training and work placement non-profit organization. The WorkPlace, Inc. operates an EPA-funded Brownfields Job Training Program that trains and places residents from communities impacted by brownfields in environmental careers. While MetroCOG's current procurement policy and process does not reward local hiring efforts, MetroCOG intends to encourage the use of local labor for assessment activities in bid documents and to specifically mention The WorkPlace, Inc. as a source of local, highly trained labor.

4. PROJECT BENEFITS

a. Welfare, Environmental and Public Health Benefits

The City of Bridgeport and the Town of Stratford are Environmental Justice Communities. Out of 169 communities in Connecticut, Bridgeport is listed as the 7th most distressed community. Most brownfield sites in both of these underserved municipalities are located in our TIAs: lower-income neighborhoods disproportionately burdened by the potential health impacts posed by these sites. MetroCOG will continue to assist communities with remediating the hundreds of acres of vacant, underutilized and contaminated land near dense, residential neighborhoods. The outputs of Phase I, II and III assessments will ultimately support the remediation of the most problematic sites.

Cleanup and redevelopment will facilitate improved air quality, reduced traffic congestion, increased walkability and access to goods and services that can improve physical health. Our emphasis on TOD will create housing and commercial opportunities within walking distance to train and bus service, thus reducing the need for vehicular travel by cars. Outcomes of improved air quality, less traffic congestion and safer streets will encourage increased physical activity. As sites are redeveloped, including healthy, safe and walkable access to natural and recreational assets, such as the Pequonnock River Trail and Stratford's Housatonic Greenway, will also promote physical activity. We will leverage existing brownfields efforts that have engaged open-space advocates as community partners who can advise on preserving and creating new green space and the utilization of existing and underused open space during the redevelopment phase. We look forward to the impact of these efforts in reducing the high rates of asthma, obesity, heart disease, cancers and other chronic diseases in the TIAs.

b. Economic and Community Benefits

The assessment of brownfields sites through MetroCOG's Brownfields program will significantly contribute to the economies of Bridgeport and Stratford, especially TIA neighborhoods. Assessment projects are anticipated to alleviate regional unemployment rates by creating job opportunities in the environmental, construction, commercial and retail sectors. Past approximations by the City of Bridgeport have estimated the creation of between 12 and 18

temporary clean-up jobs and up to 40 permanent jobs as direct and indirect outcomes of brownfields development.

Improvements to existing structures and property beautification in distressed neighborhoods may help to elevate property values, with a potential outcome of increased property tax revenue. The residual impact on adjacent properties could amplify this outcome. Revitalizing these neighborhoods will utilize existing public works and infrastructure investments while also promoting infill development and land recycling. Directing redevelopment to existing neighborhoods reduces new development in rural areas and on environmentally valuable land, as well as the need for new infrastructure investments to support greenfield development. Coordinating tasks with projects such as the Brownfields GIS and Economic Development Site Selector, transportation planning studies, and transportation infrastructure improvements reduces total project costs compared with handling tasks separately and without collaboration. By aligning this project with existing federal and state funded projects, the proposed project will leverage existing investments and direct approximately 75% of estimated funding toward Phase I, II & III ESAs.

Assessment of prioritized sites along key transit corridors will launch area-wide economic development responsive to the exodus of the region's manufacturing base, such as the emergence of a medical office corridor near Bridgeport Hospital (close to the East End and East Side neighborhoods). The project addresses Bridgeport's and Stratford's Plans of Conservation and Development's goals of putting industrial properties back to productive and sustainable use – and aids both municipalities in returning these properties to the tax rolls. The removal of brownfield barriers in the TIA that inhibit TOD, mixed-use or higher-density residential development and the future Barnum Station train station may realize the goals of these plans. At the household level, a greater range of options for both transportation and affordable, equitable housing may lower the combined costs of these two necessities for many families.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

MetroCOG is primarily funded through a variety of federal and state grants. We, have a solid, successful track record of successfully administering formula and other grant agreements and ensuring the completion of funded projects. Over the past 10 years, MetroCOG has not had any adverse audit findings and is up to date on required program and financial reporting for all active agreements. In 2015, MetroCOG was the subject of an EPA Advanced Monitoring of Administrative and Financial Management Systems. We worked with EPA to ensure compliance and no adverse audit findings of its EPA Assistance Agreements were found.

b. Programmatic Capability

Mr. Patrick Carleton, Deputy Director of MetroCOG serves as the Program Manager of MetroCOG's brownfields program. Mr. Carleton will continue to bring a wealth of planning, project management, contract administration and leadership experience to the program through his expertise in land use and transportation planning and grants management. He also brings extensive experience in coordinating with municipal officials and elected leaders to accomplish complex projects, especially those supported by EPA Brownfields funds. Additional support for the program will be provided by Ms. Meghan Sloan, Director of Planning and Mr. Mark Goetz,

GIS Director, who will oversee the Brownfields GIS Inventory and Documentation Repository component of the project. In the event of staff turnover, MetroCOG's staff is cross-trained in project management to ensure that project deliverables and requirements are met. Mr. Matt Fulda, Executive Director, is responsible for human resources, including staff recruitment and hiring, and will work to ensure timely replacement of staff to maintain project momentum.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The ultimate long-term outcome of this project includes the remediation and redevelopment of brownfields within the TIA. This outcome is expected to improve environmental and public health, reduce blight, increase the tax base, prevent urban sprawl, create affordable housing and promote overall economic growth in an environmentally responsible manner. In order to achieve this outcome, MetroCOG will develop a matrix of outputs that will help to achieve this goal, including site inventory, prioritization and selection, Phase I, II and III assessment reports, remedial action plans and hazardous building material investigations; comments from meetings and total acres assessed. Our outcome will be tracked by the amount of redevelopment, jobs and tax revenue generated or to be generated by our program activities. All environmental information gathered from our outputs will be incorporated into the GIS database for data management and mapping purposes. Outputs and long-term outcomes will also be tracked via the ACRES database, and submitted to the EPA project officer after the project has been completed. MetroCOG will retain hard copies of all pertinent documentation.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments: MetroCOG has completed a number of Phase I, II and III ESAs, Remedial Action Plans (RAPs) and Hazardous Building Materials Investigations (HBMI) with funds from previous EPA Assessment Grants. In addition to this activity MetroCOG has also funded reuse planning for priority sites in Bridgeport and Stratford and developed the Brownfields GIS and Economic Development Site Selector. Through the award of an EPA Revolving Loan Fund, MetroCOG has provided subgrants for several contaminated sites and continues to pursue loan opportunities.

ESAs have been performed for three sites in Bridgeport. A subgrant was also made to the City for cleanup of 1149 Main Street in the Downtown, which spurred over \$1 million in private investment. The ESA for 252 Hallett Street in East Bridgeport led to Phase I of Crescent Crossing, which consists of 94 units of mixed income housing. Crescent Crossing is the first of several public/private partnerships that will replace the Bridgeport Housing Authority's aged properties with new and secure, privately managed construction. Phase II has already commenced and will consist of an additional 84 units. Three blocks away, we have assisted the City with ESAs for 752 and 774 East Main Street, currently home to the Bridgeport Health & Social Services Administration. The City is in discussions with Optimus Health Care, Southwestern Connecticut's largest provider of primary health care services, to redevelop the site as its future home. Most recently, ESAs have been conducted for Downtown Bridgeport's Davidson's Block.

In Stratford, ESAs have been conducted for two sites, the Board of Education building and the former Center School. Our ESAs and HBMI at the former Center School (adjacent to the rail

station) led to the Town securing over \$1.2 million in state funds for remediation and demolition. The Town is working with the National Development Council to engage the public about the future use of the site and is developing a Request for Proposals for a Master Developer. \$2 million in state transportation funds have been programmed for pedestrian improvements in the station area. MetroCOG also provided a \$167,000 RLF subgrant for cleanup of the Mercer Coal site, which was complemented by over \$460,000 in federal and local funds.

Bordering Stratford and Bridgeport, the Town of Trumbull has also received EPA assessment funds. ESAs have been conducted at three sites. Most of the \$50,000+ in assessment funds has been to facilitate the development of connections to the Pequonnock River Trail.

2. Compliance with Grant Requirements: MetroCOG is currently administering a FY 2013 Brownfields Community Wide Assessment Grant (BF-96177201-0) with a project period ending September 30, 2017. Funding has been used for Public Outreach, Brownfields GIS Capacity Building and ESAs/RAPs. As of September 30, 2017, the open balance on this Agreement is approximately \$60,000 with final invoices set to be paid by the close-out deadline of December 31, 2017. MetroCOG has followed the Work Plan and Terms and Conditions. All quarterly performance, financial and ACRES reports have been completed on time and have been accepted by the EPA Project Officer. Between 85-90% of all funding is anticipated to be expended.

We are also administering a FY 2015 Brownfields Community Wide Assessment Grant (BF-96196801-0) with a project period ending Sept. 30th, 2018. Phase I, II and III ESAs are ongoing with others forthcoming. MetroCOG has followed the Work Plan and Terms and Conditions. All reports have been completed on time and have been accepted by the EPA Project Officer. All funds are anticipated to be expended within the grant period.

On July 21, 2014 we were awarded \$900,000 through the 2014 EPA *Brownfields RLF Program*. (BF-96195101-0) Since 2014, MetroCOG has demonstrated tremendous success as we have expended \$252,000 and have an open Sub-Grant Agreement for an additional \$150,000 that will be expended in the coming months. With approximately \$400,000 or 45% of our RLF expended and/or committed, we are in good position to expend the remaining funds by Sept. 30th, 2019.

Due to budgetary constraints, which include local municipal hiring freezes, limited resources and staff turnover, many of our member municipalities are unable to apply for and/or manage EPA Brownfields Cooperative Agreements. However, these municipalities have identified numerous priority sites that need assessment funding. Many of these sites will remain vacant, underutilized and environmentally challenged if not for MetroCOG's Brownfields Program. Based on current commitments, in which many of the sites have high and complex levels of contamination, MetroCOG will not have enough funds from the current Agreement to conduct assessment activities on other priority sites. Additional funding will be used to continue Assessments within the Region, most specifically, within the TIA.

NARRATIVE PROPOSAL ATTACHMENTS

Attachment 1 - Documentation of Leveraged Funds

Attachment 2 - Letters of Commitment from Community Organizations

THRESHOLD CRITERIA ATTACHMENTS

Attachment 3 - Documentation of Applicant Eligibility

Attachment 4 - Description of Community Involvement

ATTACHMENT 1

Documentation of Leveraged Funds



**RESOLUTION OF THE
CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS
AUTHORIZING THE ALLOCATION OF LOCAL TRANSPORTATION CAPITAL
IMPROVEMENT PROGRAM FUNDS**

Bridgeport, Connecticut

I certify that the following is a true copy of the vote of the Connecticut Metropolitan Council of Governments on September 28th, 2017, Bridgeport, Connecticut, a quorum being present:

WHEREAS, the Council approves the allocation of Local Transportation Capital Improvement Program funds as contained in the attached summary sheet as presented on this date.

RESOLVED, that the Council authorizes the allocation of Local Transportation Capital Improvement Program funds as contained in the attached summary sheet.

The Secretary is authorized to impress the seal of the Connecticut Metropolitan Council of Governments on any such documents, amendments, rescission, or revision.

Agency: Connecticut Metropolitan Council of Governments

Secretary _____
Michael Tetreau
MetroCOG Secretary

AGENCY SEAL

LOCAL TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM: GREATER BRIDGEPORT REGION CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS: SFY 2014 ~ SFY 2019 FINANCIAL PLAN												
Municipality	Project Description	Construction Costs State/Local	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Design Cost	Design Year	Construction Year	Comment
Applications to ConnDOT												
Bridgeport	Ash Creek Pedestrian Bridge (between Black Rock Neighborhood & Fairfield Metro Station)	\$ 3,800,000					\$3,800,000			April 2018	October 2018	Permitting process 18-24 months. Originally approved by for \$3.5 million FY16 at 4/7/14 meeting. ConnDOT suggested \$2.6 million version but additional costs identified to \$3.8 million (PAL). \$3.8 million approved at 6/16 Council meeting.
Bridgeport	Lafayette Circle realignment	\$ 2,000,000				\$2,000,000				Fall 2019	Spring 2020	\$11.6 million for design, ROW & CON funded under STP (80/10/10). LOTCIP is providing deficit between original estimate & current. Move from 2016 to 2017 for 2/24/16 meeting.
Easton	Bridge Rehabilitation: South Park Ave @ Buck Hill Rd (04211)	\$ 1,500,000				\$1,500,000				July 2017	June 2018	Increase from \$800k to \$1.5 million per ConnDOT's request for a replacement rather than rehab. Approved by Council 8/25/15. Moved CON from 2016 to 2017 per 3/31/16 quarterly report.
Fairfield	King's Highway: Bicycle & Pedestrian Improvements	\$1,137,000	\$1,137,000							FD = 2017	Spring 2018	Supplemental to STP project. A consultant was selected for design of a related project. Construction proceeding. MF approved cost increase from \$1 mil to \$1.137 mil on 7/26/17.
Fairfield	Black Rock Turnpike Complete Streets Study	\$ 375,000				\$375,000				2017		Approved by Council 8/25/15. ConnDOT approved study in 2016.
Fairfield	Commerce & State Street Bridge Replacement	\$ 2,800,000						\$2,800,000		March 2019	April 2019	\$900 for deck only. If the bridge needs to be replaced a potential project cost of \$2 million. Council approved 2/16/16. Bill Hurley working on application. 11/21/16: Council approved CTDOT revised cost to \$2.35 million from \$2 million (also moved from 16 to 18). E-vote occurred on 11/28 for \$2.8 million, which includes incidentals & contingencies. PAL received 1/6/2017.
Monroe	Pequonnock River Trail: extension from Purdy Hill Road to Wolfe Park	\$ 1,500,000					\$1,500,000			July 2018	May 2019	Originally \$300k but additional trail construction to connect trail from Maple Ave to Great Hollow Park (\$1.2 million on 2/24/16). Cost increase (per CTDOT) of \$300,000 (\$1.2 million to \$1.5) approved on 4/21/16. Moved from 2014 to 2016.
Stratford	Improvements to exit 31 & Honeyspot Rd interchange & the Honeyspot Rd, South Ave & Stratford Ave intersection	\$ 3,700,000					\$3,700,000			December 2017	May 2018	Design funds in place, 18 month design + 1 yr ROW. Council originally programmed \$3 million but \$1.8 million PAL. \$2 million (in case of higher costs) was approved at 6/16 Council meeting. 11/21/16: Council approved increased PD estimate of \$3.7 million.
Trumbull	Moose Hill Road Improvements	\$ 4,486,000				\$4,486,000				December 2017	June 2018	Project was originally approved under STP and moved to LOTCIP. Moved from 2015 to 2017 per 3/31/16 quarterly report.
Trumbull	Strobel Rd Reconstruction & Realignment	\$ 5,700,000				\$2,500,000	\$3,200,000			March 2018	Summer/Fall 2018	Design partially complete. Includes Strobel Rd & Daniel's Farm intersection (previously \$3.9 million), increase approved by Council 8/25/15. Cost increase from \$5.4 million to \$5.7 (\$300,000) per CTDOT approved by Council 4/21/16.
Trumbull	Reconstruction & Improvements to Chestnut Hill Rd	\$ 3,200,000					\$1,750,000			March 2018	Summer/Fall 2018	Pursuing Joint LOTCIP/ STP Funding (ConnDOT did not approve STP half for funding). Moved to 2018. PAL rec'd 12/21/16.
Trumbull & Monroe	Route 25/111 Traffic Analysis & Improvements Study	\$ 375,000			\$375,000					2017		Planning Study
MetroCOG	Administrative Costs (current reflects FY14-15 only)	\$131000 14/15 \$219000 16/17	\$131,000				\$219,780			NA		CTDOT provides admin allocation as funds are drawn down.
Conceptual Applications												
Region - Study	Study Placeholder	\$ 375,000					\$375,000			2018		Council approved placeholder for 6/16/16.
Region - Study	Study Placeholder 2	\$ 375,000						\$375,000		2019		Second priority study submitted to CTDOT for 2018 or 2019.
Fairfield	Grasmere neighborhood improvements	\$2,050,000						\$2,050,000		2018	2019/2020	Approved at 6/29/17 Council meeting. Submitted application to CTDOT 8/9/17.
Trumbull	Pequonnock River Trail: extension & trailhead at Chruch Hill Road	\$2,050,000						\$2,050,000		2018	2019/2020	Approved at 6/29/17 Council meeting.
Fairfield	Fairfield Woods, Woodridge, Stillson & Farist intersection improvement	\$ 800,000										Stillson & Farist intersection may be broken off as a separate project (not programmed).
Stratford	Improvements to Stratford Center Area	\$ 2,000,000			\$2,000,000							Cannot proceed until Complete Streets Plan finalized.
Stratford	Improvements to Second Hill Lane & Nichols Ave intersection	\$ 880,000										Design funds in 2015. 18 month design time and 2017 construction.
	Total Fiscal Year Funding Requirement		\$1,268,000.0	\$0.0	\$2,375,000.0	\$10,861,000.0	\$14,544,780.0	\$7,275,000.0				
	Budgeted Allocation (2018 & 2019 not yet budgeted by legislature)		\$4,356,000.0	\$4,356,000.0	\$7,362,000.0	\$7,362,000.0	\$6,336,000.0	\$6,336,000.0				
	Carryover			\$3,088,000.0	\$7,444,000.0	\$12,431,000.0	\$8,932,000.0	\$723,220.0				
	Program Balance or (Program Deficit) - Current Funding Levels		\$3,088,000.0	\$7,444,000.0	\$12,431,000.0	\$8,932,000.0	\$723,220.0	(\$215,780.0)				

ATTACHMENT 2

Letters of Commitment from Community Organizations



Bridgeport Economic Development Corporation
10 Middle Street, 14th Floor, Bridgeport, CT 06604
Phone: 203.335.3800 | Fax: 203.366.0105 | www.brbc.org

November 8, 2017

Mr. Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604

RE: MetroCOG's Application to the FY 18 EPA Brownfields Assessment Program

Dear Mr. Fulda:

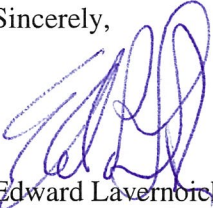
Due to our industrial heritage, a significant portion of land in the City of Bridgeport is contaminated or potentially contaminated. Uncertainty about the redevelopment potential and end use of these brownfields sites threatens investment and slows the pace of necessary redevelopment. The Bridgeport Economic Development Corporation (BEDCO) is a 501(c)(3) non-profit development corporation with a stated mission to increase economic opportunity for the low-income population of Bridgeport and this region. The Connecticut Metropolitan Council of Government's (MetroCOG) Brownfield Assessment Program supports this mission by providing BEDCO with a comprehensive inventory of brownfield sites and the relevant, detailed environmental and business documentation necessary to make an informed investment decision at each brownfield site. Through this process, we can determine which sites are prime candidates for assessment, remediation, and economic renewal.

MetroCOG's use of EPA Assessment funding to continue the inventory, prioritization and mapping of brownfield sites will help to identify priority areas and develop strategies for remediation and redevelopment, which will ultimately attract private investment, sustain and create a diverse employment base and strengthen the property tax base of the City of Bridgeport and the Greater Bridgeport Region. BEDCO's economic development works, especially in impoverished neighborhoods, have benefitted from MetroCOG's brownfield assessment and remediation activities. These activities have enabled the City and region to attract investments and improvements that benefit our residents, businesses, and institutions.

We are eager and stand ready to continue our partnership with MetroCOG as the agency persists in its Program to inventory, assess and prioritize our Region's most environmentally problematic sites. We will continue to actively participate in MetroCOG's Brownfields Working Group meetings, and promote the agency's Brownfields Program as a resource for municipalities and private investors.

If you have any questions or require any additional information, please contact me at 203-335-3800, or via email at lavernoich@brbc.org.

Sincerely,



Edward Lavernoich
President
Secretary of the Board



November 14, 2017

Mr. Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604

Dear Mr. Fulda:

As Executive Director of Capital for Change, I write this letter in full support of the Connecticut Metropolitan Council of Government's application to the U.S. Environmental Protection Agency's FY18 Brownfields Assessment Program.

Capital for Change is a Community Development Financial Institution (CDFI) that facilitates the flow of capital and expertise into housing and economic development that benefit low and moderate-income people throughout the State of Connecticut including the Greater Bridgeport area. Capital for Change has made over \$45 million in loans, helping to create over 1,000 units of affordable housing and helping over 80 businesses create jobs throughout Greater Bridgeport. Our organization has been active in the Assessment and Cleanup of Brownfields in the Region, as we currently administer the EPA Brownfields Revolving Loan Fund for the Connecticut Metropolitan Council of Governments and the City of Bridgeport.

We are thrilled to be MetroCOG's partner on their robust brownfields program that includes Assessment and RLF Cooperative Agreements. As a partner we will continue to participate in MetroCOG's Economic Development Technical Advisory Committee & Brownfields Working Group meetings to advise on site prioritization criteria and possible linkages between redevelopment projects and financing. We will also assist with MetroCOG's Community Outreach, Engagement and Education efforts by providing a link on our website to MetroCOG's Brownfields Program website and by disseminating MetroCOG's latest Brochure that includes information regarding Brownfields, Funding and Public Health.

If you have any questions or require any additional information, please contact me at 203-789-8690 X1180, or via email at cweil@capitalforchange.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Caleb Weil", is written in a cursive style.

Chief Strategy Officer

Main Office

121 Tremont Street
Hartford CT 06105
P. 860.233.5165

New Haven Office

171 Orange Street Floor 3
New Haven CT 06510
P. 203.789.8690

Bridgeport Office

240 Fairfield Avenue 3rd Floor
Bridgeport CT 06604
P. 203.332.7977

CAPITALFORCHANGE.ORG



**Connecticut Fund
for the Environment**

Save the Sound®

November 8, 2017

Mr. Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604

Dear Mr. Fulda,

Connecticut Fund for the Environment and its bi-state program Save the Sound is pleased to support MetroCOG's 2018 EPA Brownfields Assessment application. Your work to inventory, prioritize and assess brownfields in the Greater Bridgeport Region aligns with our mission of protecting and improving the land, air and water of Connecticut and Long Island Sound, and we look forward to supporting you in that effort.

CFE/Save the Sound most recently partnered with MetroCOG to divert one million gallons of stormwater from Bridgeport's Pequonnock River through installation of green infrastructure technologies at Connecticut's Beardsley Zoo. This project is located in a public open space and benefits the residents of an EPA designated environmental justice community. This spring, CFE/Save the Sound and MetroCOG will host a workshop for urban youth in the community to learn green job skills and environmental stewardship.

CFE/Save the Sound will continue to advocate for environmental justice issues in Greater Bridgeport through policy, enforcement, education, and connecting communities to their greenspaces. Specifically, CFE/Save the Sound will do this through our Green Projects program which restores the land and water of Connecticut by diverting stormwater, installing living shorelines, and removing derelict dams. We applaud the efforts of MetroCOG and will provide assistance so that the residents of the Greater Bridgeport region can thrive in a clean environment.

We look forward to working together. If you have any questions or require any additional information, please contact me at 203-787-0646.

Sincerely,

Gwen V. Macdonald
Director, Green Projects



Groundwork Bridgeport, Inc.
1001 Main Street, Suite 20
Bridgeport, CT 06604
(203) 335-6126

November 2, 2017

Mr. Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604

Re: **Connecticut Metropolitan Council of Governments –FY18 Brownfields Assessment Application**

Dear Mr. Fulda:

On behalf of Groundwork Bridgeport, I submit this letter in full support of the Connecticut Metropolitan Council of Government's application to the U.S. Environmental Protection Agency's FY18 Brownfields Assessment Program.

Groundwork Bridgeport was founded in 1998 with the mission to revitalize and beautify the City of Bridgeport, Connecticut. To achieve this mission, we have built community gardens, organized community cleanups, and planted hundreds of trees and flowers while at the same time providing numerous opportunities for local high-school youth to learn and engage with their community. The importance of community pride and responsibility in creating safe, livable neighborhoods is the basis of every program and project Groundwork Bridgeport undertakes. By accomplishing our goals through education, community service, and partnerships, Groundwork Bridgeport strives to improve the lives of the city's residents and the future of its neighborhoods.

As we continue to improve the image and perception of Bridgeport, we are excited to partner with MetroCOG as they continue forwarding their goals and objectives of inventorying, prioritizing,

assessing and redeveloping brownfields. As we aim to serve as a source of knowledge and help to local citizens, Groundwork is committed to assisting in MetroCOG's outreach and engagement

efforts. Our public involvement efforts encompass a variety of year-round activities to educate and engage with residents, and as such we will host and participate in public meetings, distribute brochures, pamphlets and other educational materials and assist in public information sessions. We will also be an active participant of MetroCOG's Brownfields Working Group.

Please do not hesitate to contact me at 203-335-6126 or csmith@groundworkbridgeport.org if I can be of any assistance. To learn more about our organization, please visit our website at www.groundworkbridgeport.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christina Smith', with a stylized flourish at the end.

Christina Smith
Executive Director



The Nature Conservancy in Connecticut
55 Church Street, Floor 3
New Haven, CT 06510

Tel: [203] 568-6296
Fax [203] 568-6271
nature.org/ct

November 2, 2017

Mr. Matt Fulda
Executive Director
Connecticut Metropolitan Council of Governments
1000 Lafayette Boulevard, Suite 925
Bridgeport, Connecticut 06604

Dear Mr. Fulda:

The Nature Conservancy is pleased to support the Connecticut Metropolitan Council of Government's (MetroCOG) application to the FY18 U.S. Environmental Protection Agency's Brownfields Program. MetroCOG is applying for \$200,000 in Community-Wide Assessment funding that we believe will improve the environmental, physical and economic health of residents in the Greater Bridgeport region. This proposal will enable the realization of the Region's vision for a sustainable, resilient and transit-oriented future.

The Nature Conservancy is the world's largest conservation organization principally focused on both people and nature. In Connecticut, the Conservancy is working with local officials and community leaders to do our part to make Bridgeport and the surrounding communities healthier and more sustainable places to live. The Conservancy is devoted to revitalizing and strengthening Bridgeport's neighborhoods through innovation in community engagement and resiliency.

The Nature Conservancy and MetroCOG share similar objectives of sustainability, urban conservation, public health, resiliency and risk management. The Nature Conservancy intends to assist MetroCOG by providing education and community outreach efforts. We will also continue as an active participant in MetroCOG's Brownfields Working Group to provide expertise on site assessment, cleanup and reuse actions that will address degraded air, land and water quality and in Bridgeport and Stratford.

If you have any questions or require any additional information, please do not hesitate to contact me directly.

Best regards,

Adam W. Whelchel, PhD
Director of Science
awhelchel@tnc.org
(860) 970-8442

ATTACHMENT 3

Documentation of Applicant Eligibility

RICHARD BLUMENTHAL
ATTORNEY GENERAL



85 Elm Street
P.O. Box 120
Hartford, CT 06141-0120
(860) 808-5318

Office of The Attorney General
State of Connecticut

April 5 2000

Marc S. Ryan, Secretary
Office of Policy and Management
450 Capitol Ave.
Hartford, CT 06106-1308

Dear Secretary Ryan:

I recently responded to your letter of March 16, 2000, which asked whether the South Central Regional Council of Governments ("SCRCOG") is a "political subdivision of the State" for purposes of applying for and receiving a "Brownfields" grant under a program funded by the federal Environmental Protection Agency ("EPA"). Subsequent to my response, it has come to my attention that other planning agencies or regional councils of governments established by Conn. Gen. Stat. §§ 4-124j and 8-31a may be applying for such "Brownfields" grants. This letter addresses the issue generally and finds that planning agencies and regional councils of governments are political subdivisions of the state for the purpose of the "Brownfields" program.

Pursuant to 42 U.S.C. § 9604(d)(1), section 104(d)(1) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, a "State or political subdivision thereof . . . may apply to the President to carry out actions authorized in this section." Apparently under this statute and its accompanying regulations, the EPA will entertain applications for "Brownfields" grants from "political subdivisions of the State."

Federal regulations do not specifically define the term "political subdivision of the State," but rather provide that it has the following meaning: "The unit of government that the State determines to have met the State's legislative definition of a political subdivision." 40 C.F.R. § 35.6015(31). Thus, the federal agency defers to the State and accepts the State's determination of whether an entity is a "political subdivision" under state law.

Although the term "political subdivision" appears several times throughout the general statutes, there is not a universally accepted legislative definition of the term. However, construing this term for purposes of the state's minority representation statute, Conn. Gen. Stat. § 9-167a,¹ our state Supreme Court has

¹ Conn. Gen. Stat. § 9-167a(a)(1) provides: "Except as provided in subdivision (2) of this subsection, the maximum number of members of any

April 5, 2000


Marc S. Ryan
Page 2

stated: "The term 'political subdivision' is broad and comprehensive and denotes any division of the State made by the proper authorities thereof, acting within their constitutional powers, for the purpose of carrying out a portion of those functions of the State which by long usage and the inherent necessities of government have always been regarded as public." State ex rel Maisano v. Mitchell, 155 Conn. 256, 263-64 (1967).

Employing this definition, we conclude that the regional planning agencies and regional councils of governments are political subdivisions of the State. The authority to establish such regional planning agencies or councils of government derives from duly enacted statutes, and the agencies and councils themselves are in fact established by the actions of the component municipal bodies. Conn. Gen. Stat. §§ 4-124j, 8-31a. The councils have all of the rights, authority, responsibilities and duties provided in the general statutes "pertaining to regional councils of elected officials and regional planning agencies." Conn. Gen. Stat. § 4-124m. A regional planning agency has duties similar to a municipality such as enacting a regional plan of development, Conn. Gen. Stat. § 8-35a and provides assistance to municipalities on various matters. Conn. Gen. Stat. §§ 8-35b, 8-3... See, Conn. Gen. Stat. § 8-34a. Clearly the planning functions such as regional councils and planning agencies perform, as exemplified by their efforts to secure grants to facilitate environmental cleanup and stimulate economic growth, constitute "functions of the State which by long usage and the inherent necessities of government have always been regarded as public." State ex rel Maisano v. Mitchell, 155 Conn. 256, 263-64 (1967).

We therefore conclude that for purposes of participation in the EPA's Brownfields Assessment Demonstration Pilot program, that regional councils of governments and planning agencies established by Conn. Gen. Stat. §§ 4-124j and 8-31a are political subdivisions of the State under state law.

Very truly yours,


RICHARD BLUMENTHAL
ATTORNEY GENERAL

board, commission, legislative body, committee or similar body of the state or any political subdivision thereof, whether elective or appointive, who may be members of the same political party, shall be as specified in the following table"

ATTACHMENT 4

Description of Community Involvement

Threshold Criteria Responses

Description of Community Involvement

The Connecticut Metropolitan Council of Governments engages the community on all their projects, including Brownfields Assessments. Our Brownfields Working Group (BWG) consists of municipal staff, community organizations and is open to the public to discuss Brownfields related issues. MetroCOG has also developed and distributed a Community Brochure that explains our Brownfields program. The brochure, which was recently updated, will be shared with our community partners so they can also distribute information on our program. We will also continue working with our community partners to identify new methods of publicizing program information, including through social media. Finally, we will build upon our partnership with Stratford's Department of Public Health for a Health Program Associate to canvas neighborhoods where brownfields and potential brownfields are located. Both technical and non-technical engagement will keep residents and businesses informed of assessment, remediation and redevelopment activities. The Connecticut Metropolitan Council of Governments will invite the public to all community meetings and will also post all pertinent information to our website at www.ctmetro.org.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Connecticut Metropolitan Council of Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN):

06-0765591

* c. Organizational DUNS:

0144096890000

d. Address:

* Street1: 1000 Lafayette Boulevard, Suite 925

Street2:

* City: Bridgeport

County/Parish:

* State: CT: Connecticut

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 06604-4725

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. * First Name: Patrick

Middle Name:

R

* Last Name: Carleton

Suffix:

Title: Deputy Director

Organizational Affiliation:

* Telephone Number: 203-366-5405

Fax Number:

* Email: pcarleton@ctmetro.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Connecticut Metropolitan Council of Governments Regional Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

4

* b. Program/Project

3 , 4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal

200,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Matt

Middle Name:

* Last Name:

Fulda

Suffix:

* Title:

Executive Director

* Telephone Number:

203-366-5405

Fax Number:

* Email:

mfulda@ctmetro.org

* Signature of Authorized Representative:

Patrick R Carleton

* Date Signed:

11/15/2017